

Density Transfer Program Comparison Chart					
Program Characteristic	Anaheim	Carlsbad	Palm Springs	Santa Clarita	Escondido
Program Purpose(s)	Allow each specific plan to permit maximum # of housing units Conserve & preserve natural resources	Direct unused density from areas restricted by the voter approved Growth Management Plan to areas that have remaining capacity. NOTE: The program is proposed to be discontinued in the City's draft Housing Element, as part of larger changes to their Growth Management Plan in compliance with State law.	Direct unused density from ESA-SP Zone to areas outside preservation/conservation areas.	Regain unused density from unincorporated Los Angeles County to areas in the City where infrastructure, especially public transportation, is readily available	Regain density from undeveloped and/or underutilized properties to developing properties within the Downtwon Specific Plan
Transactional or Bank Model	Transactional Model	Bank Model	Transactional Model	Transactional Model	Bank Model
Sending Site Criteria	Within the Highlands at Anaheim Hills Specific Plan, Sycamore Canyon Specific Plan, Summit at Anaheim Hills Specific Plan.	A site where a residential project was approved and constructed with fewer dwelling units than would have been allowed by the Growth Management Plan. As projects are approved, excess dwelling units get added to a bank.	A property or planning area within the ESA-SP Zone	Areas within the City or unincorporated Los Angeles County designated open space or agricultural.	<ul style="list-style-type: none">· City-owned property· Within the Downtwon Specific Plan· Deed restriction to demonstrate that the development rights are severed from the Sending Site.
Receiving Site Criteria	Within the same specific plan as the sending site	<ul style="list-style-type: none">· Any quadrant established by Proposition E.· Must comply with affordability levels identified in Inclusionary Housing Ordiannce.· Must enter into an affordable housing agreement with the City	Any property within the City	Areas within the City designated mixed-use, commercial, transit-oriented development (TOD), or underutilized infill.	Within the Downtwon Specific Plan
Number of units transferred	Total number of transferred units cannot exceed 10% of the total number of units identified in the Specific Plan	None, the number of excess dwelling units allocated shall be at the sole discretion of the decision maker.	<ul style="list-style-type: none">· Properties in the same planning area may transfer on a one-to-one basis· Residential density may be transferred between planning areas with bonus of 1.2 units recieved per unit sent· Residential density may be transferred from any property in the SP Zone to any lot in the city with a bonus of 1.2 units recieved per unit sent.	None, number of units transferred subject to review of Conditional Use Permit	None, determined through entitlement and/or environmental process
Approval Process	Administrative Approval	City Council	City Council Approval of a Specific Plan and any required General Plan Amendments	City Council Approval of Conditional Use Permit	City Council Approval of Planned Development Permit and Development Agreement